

ANX-10156

ANNEXATION REPORT

This annexation area is generally bounded on the east by CC215, Puli Road to the west, Centennial Pkwy to the north, and Washburn Road to the south.

ANX-10156

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SUMMARY OF MUNICIPAL SERVICES TO BE PROVIDED
BY THE CITY OF LAS VEGAS

The City of Las Vegas will provide fire protection, street maintenance, street sweeping, and street lighting maintenance in the territory proposed to be annexed on the effective date of such annexation, on substantially the same basis and in the same manner as such services are provided by the City to the property owners and residents within the remainder of the City. Police protection and garbage collection provided by other agencies will also be provided on substantially the same basis and in the same manner as such services are provided by the City to the property owners and residents within the remainder of the City immediately prior to the effective date of the annexation.

Water

The proposed annexation area is located within the 3205, 3090 and 2975 pressure zones. The L VVWD provides water service in each of these zones and has planned for the future development in the annexation area by requiring additional facilities to be constructed.

The 3090 pressure zone will be serviced from an existing 30" water line in Shaumber Road. This line is fed from the 3205 pressure zone via a pressure reducing valve (PRV). The 3205 pressure zone will be serviced from the existing 3205 pressure zone interim reservoir. The L VVWD will typically take 3 years to construct the required facilities and 18 months for oversized main extensions. The District's policy is to allow development demands to dictate construction schedules. The proposed system as outlined is shown on the attached exhibit.

Drainage

This text and the attached exhibit have been prepared to outline the anticipated drainage system improvements required in the development of this project. This information has been taken from the Clark County Regional Flood Control District (CCRFCD) "2002 Las Vegas Valley Flood Control Master Plan Update" (MPU).

The storm sewer system outlined on the attached exhibit (CCRFCD MPU Figure F-7) illustrates both existing and proposed CLV local and CCRFCD facilities. According to the CCRFCD MPU, CCRFCD facility designated as GOAN 0061 (CAM-10 Detention Basin) will help protect the project site by detaining flow generated west of the project site. The tributary CCRFCD facilities to the CAM-10 Detention Basin as well as the outfall facilities may need to be constructed as part of this development in order to adequately flood protect the project site and surrounding parcels.

Any improvements necessary to provide adequate flood protection to this area will be constructed by this project, which may include but are not limited to CCRFCD facilities.

Sewer Service

The City of Las Vegas will provide sewer service to the future annexation area to the west of the I-215 Beltway between Centennial Pkwy and Washburn Road in accordance with the existing Wastewater Collection System Master Plan. Collection System Planning has already negotiated with Clark County Public Works to provide future sewer crossings incorporated into the ultimate design of the I-215 Western Beltway. The County has agreed to provide crossings at Centennial, Tropical, Ann, and Washburn.

At Centennial Pkwy, the City already has a 12-inch diameter sewer installed utilizing a 24-inch steel sleeve under the existing Beltway. This crossing is intended to be relocated to the bridge structure once the Ultimate Beltway is completed.

At Tropical Pkwy, the City has an existing 24-inch steel sleeve that was installed with the existing Beltway. At this time, the sleeve is not in use. For the future Ultimate Beltway design, the sleeve needs to be lowered to accommodate the new profile of the road surface. This sleeve is intended to carry a 12-inch sewer interceptor to service the area west of the Beltway and north of Tropical Pkwy. The sewer will need to connect to the existing 12-inch sewer in Tropical Pkwy at Hualapai Way.

The future crossing at Ann Rd is intended to be located within the bridge deck over the Ultimate Beltway. Clark County has agreed to allow a 12-inch sewer to be located within the structure avoiding the need for increased depths under the depressed road profile and drainage structures. The sewer interceptor will need to be extended from the current 15-inch stub provided in Ann Rd just east of Riley Street. Because of the existing terrain in the area, this sewer interceptor will provide service on both the north and south sides of Ann Rd west of the Beltway.

At Washburn Rd, the County has agreed to install a 24-inch steel sleeve under the Ultimate Beltway design to accommodate a future 12-inch sewer interceptor. This sewer will need to be extended from Durango Drive to provide service west of the beltway. Because of the curved section in the Ultimate Beltway, there will be an area just north of Washburn and west of the Beltway that will only be serviceable to this future sewer.

At this time, the City of Las Vegas will be paying Clark County to install the sewer crossings with the Ultimate Western Beltway. The City however does not have any plans to build the sewer interceptors to service this area at this time. Any sewer interceptors to the west side of the Beltway will be designed and constructed as part of the offsite improvements required for any developers in the area. The developers will be responsible for obtaining any easements or right-of-way required to construct sewers to service their developments.

Gas

Two inch gas lines currently extend east of the annexation area, following Azure Drive and Bright Angel Way to Alpine Ridge Way. The Bright Angel Way gas line extends past Alpine Ridge Way to Galileo Drive. Upon development, the line will be extended by the developer.

Electricity

Nevada Power will provide distribution lines along the Moccasin Road alignment as well as along a north-south alignment running approximately 1320 feet east of Puli Road. A substation is located immediately adjacent to the northwest portion of the annexation area. Another substation is proposed for a site adjacent to the southeast corner of the annexation area.

Right-of-Way

The annexation area will be accessed by the CC-215. Internal circulation is provided by the existing Shaumber Road and a proposed 100-foot wide right-of-way extension of Ann Road. The Department of Public Works requests the reservation of 50 feet of right-of-way for the south half of Centennial Parkway, 50 feet for the west side of Puli Road, 40 feet for the north half of Washburn Avenue, and 100 feet for the full width of Ann Road adjacent to and through the subject site. These are the alignments we anticipate will have bridge crossings over the future beltway, and will be required to provide adequate traffic handling within the area proposed to be annexed.

ELIGIBILITY FOR ANNEXATION

In order for territory to be annexed to a city within Clark County, all the territory must meet the general standards of NRS 268.580 (2) and must meet the requirements of NRS 268.580 (3), 268.580 (4), 268.580 (5) or 268.580 (6). The territory proposed for annexation in connection with this report is eligible for annexation under subsections 2 through 6 of NRS 268.580 as follows:

Subsection 2

- (a) The area to be annexed is contiguous to the City's boundaries at the time the annexation proceedings were instituted.
- (b) More than one eighth (1/8) of the aggregate external boundaries of the area are contiguous to the boundaries of the City of Las Vegas.
- (c) The territory proposed to be annexed is not included within the boundaries of another incorporated city or within the boundaries of any unincorporated town as those boundaries existed as of July 1, 1983.

Subsection 3

Not applicable.

Subsection 4

Not applicable.

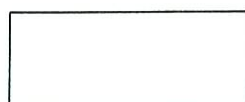
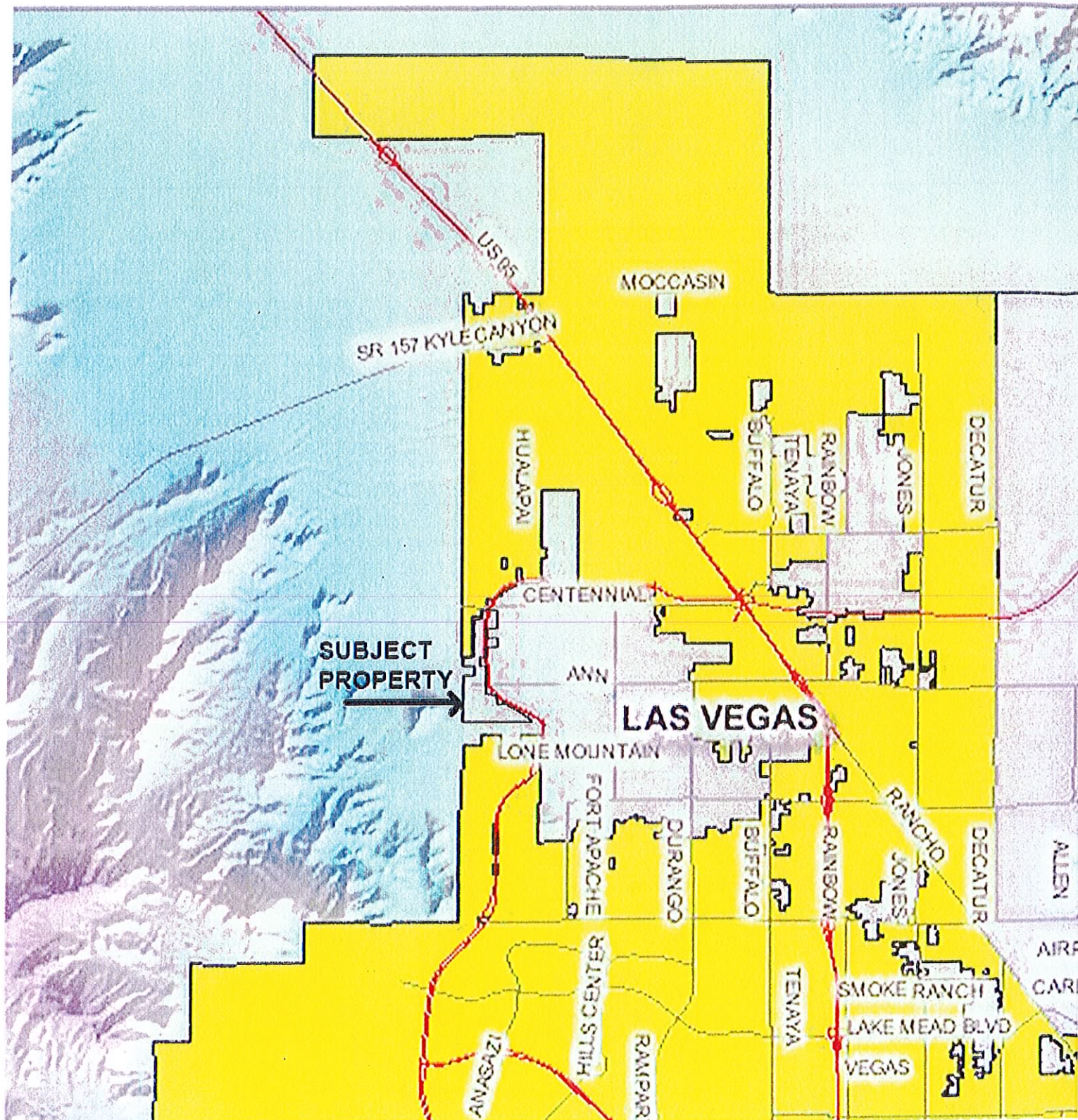
Subsection 5

Not applicable.

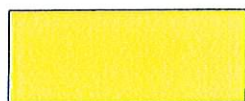
Subsection 6

With respect to territory not owned by a governmental entity, as referred to in Paragraph (a), the owners of record of not less than 75 percent of the individual lots or parcels of land within the territory have petitioned the City to annex the territory.

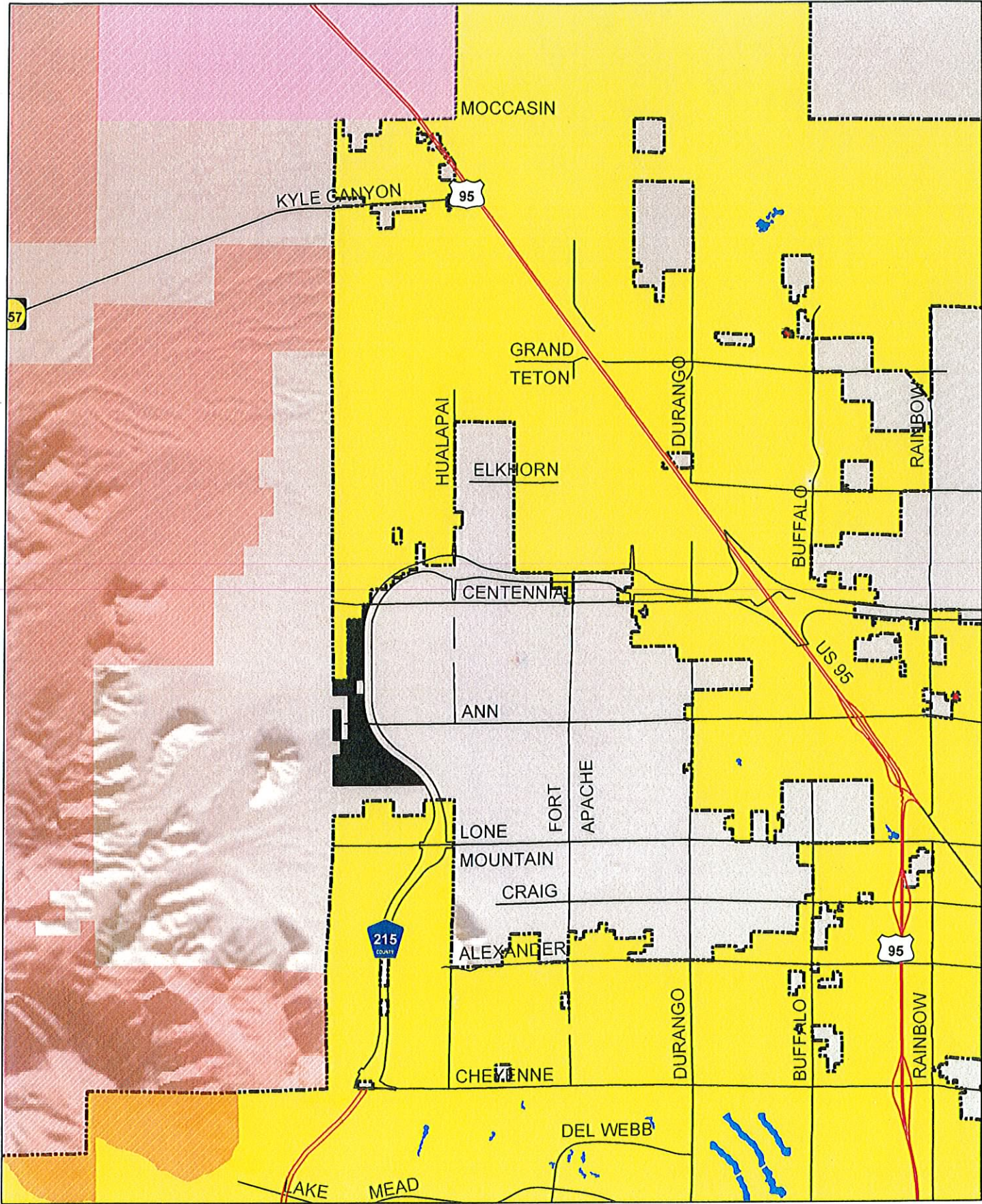
With respect to territory owned by a governmental entity, as referred to in Paragraph (b), the City has received a written statement from the governmental entity indicating that it owns the territory and does not object to the City's annexation of the territory.



SUBJECT PROPERTY



CITY OF LAS VEGAS

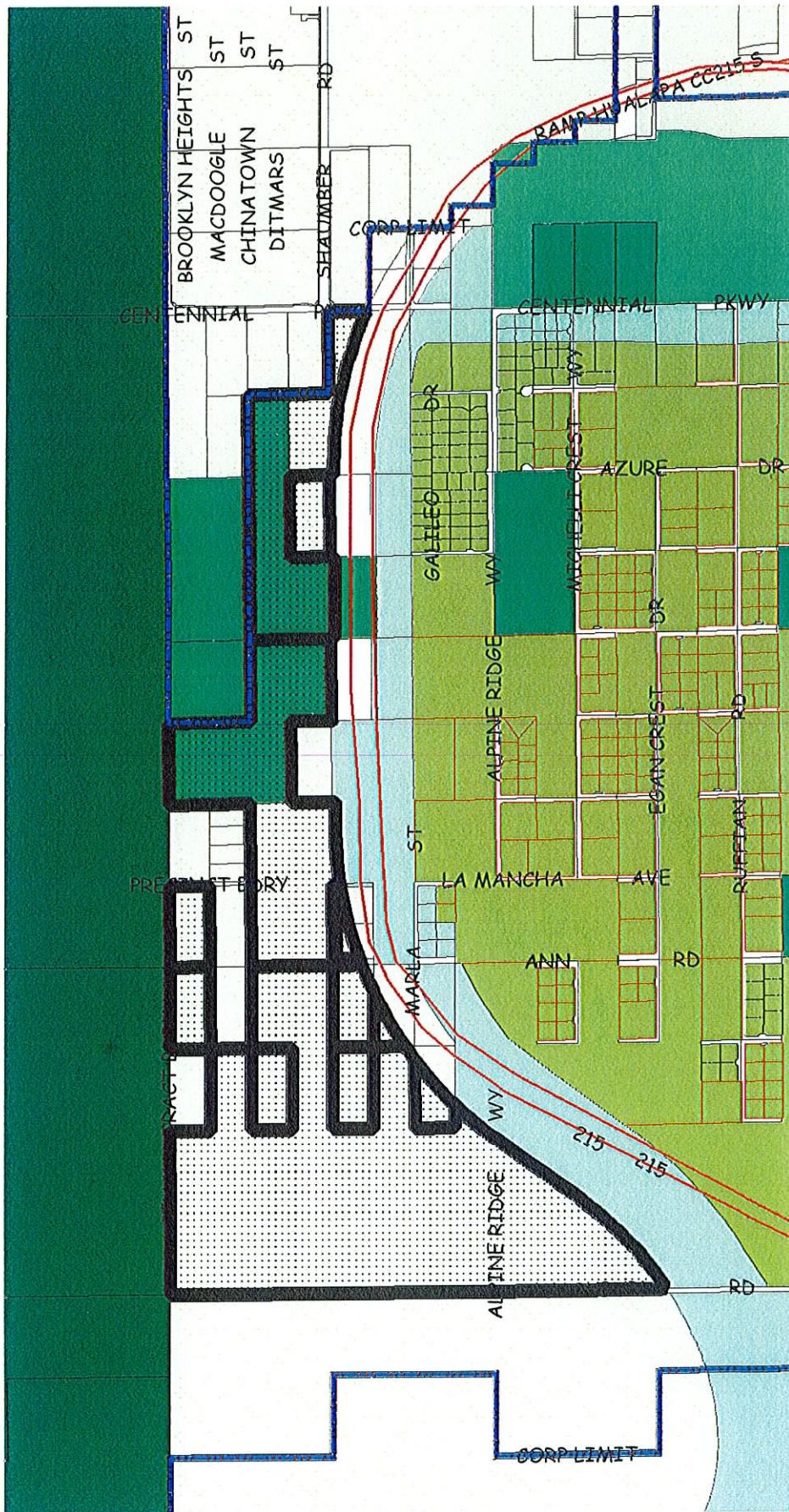


Subject Area



City of Las Vegas

Annexation Area
Location Map



City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25.50 or more du/ac
- Office
- Service Commercial
- General Commercial
- Parks/Recreation/Open Space
- Public Facility
- Resource Conservation
- Right - of - Way
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Town Center

County Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estates - up to 2.5 du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facility - Clark County
- Public Lands Management Area
- Planned Community Development

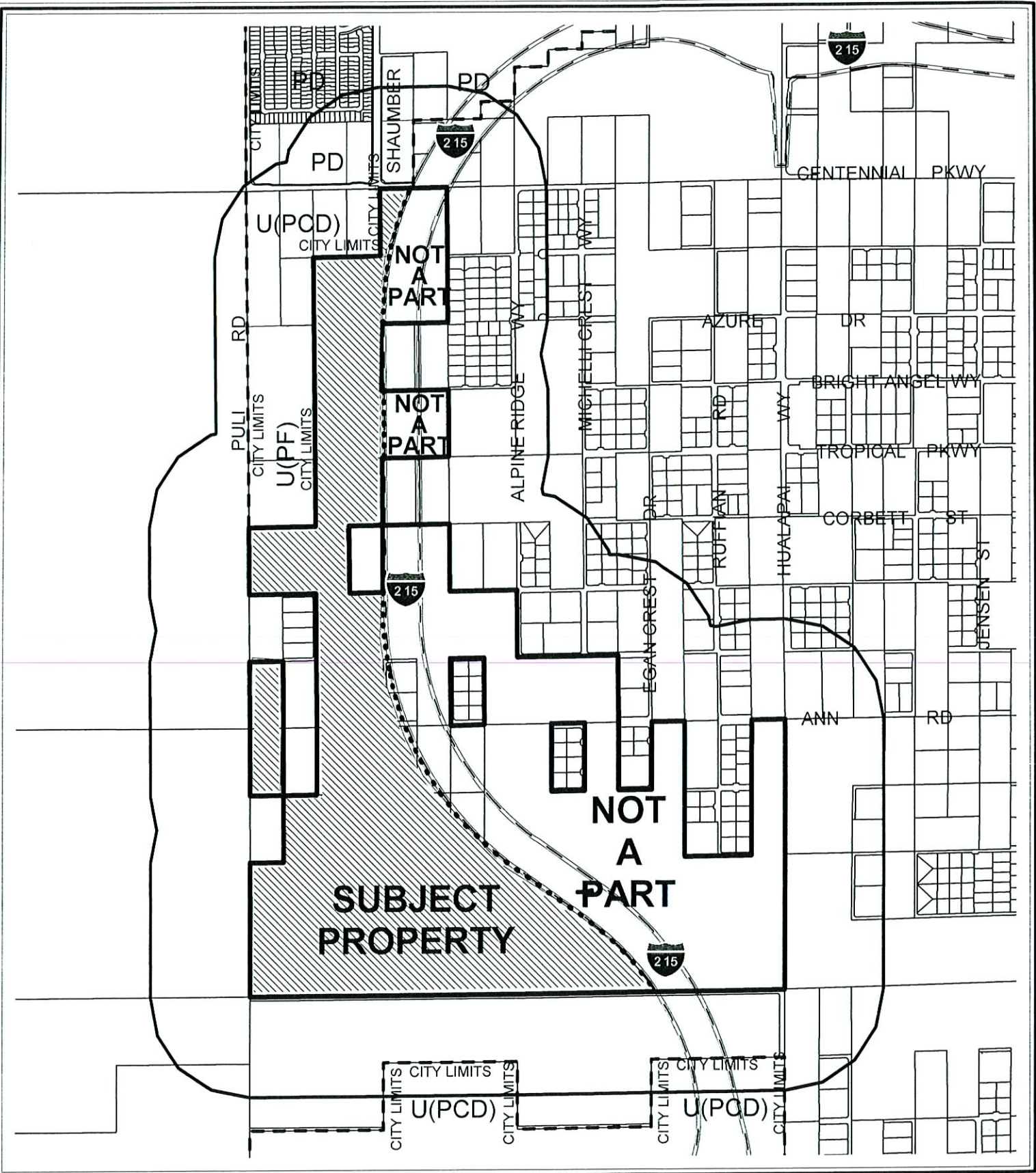


Annexation Area



City of Las Vegas Corporate Limits

Annexation Area
Land Use Designation



CASE: ANX-10156
RADIUS: 1000 FT

MEMORANDUM

City of Las Vegas
Department of Public Works
Right-of-Way Design

To: Ed Byrge, Supervisor
Right-of-Way and Real Property Services
Department of Public Works

From: Brian Yu
Right-of-Way Design
Department of Public Works

Date: October 31, 2006

Re: Annexation ANX-10156

1. A legal description for inclusion in the annexation ordinance and an accurate map exhibit for attachment thereto, has been prepared in partial compliance with the requirements of annexation under NRS 268.570 to NRS 268.608, inclusive, and as requested by the Department of Planning and Development for the Annexation ANX-10156.

2. Said map exhibit was prepared under the supervision of a competent surveyor or engineer as required by the provision in NRS 268.600, from the record information in the Office of the County Recorder in Clark County, Nevada and/or the filed information in the Office of the Bureau of Land Management, Department of the Interior of the United States of America, on file in Reno, Nevada and other quasi-public records, as necessary and sufficient to accurately portray the parcels of land to be annexed; said map exhibit does not constitute a Record of Survey as defined by the provisions of NRS 625.340 to NRS 625.380.

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY DESIGN
LEGAL DESCRIPTION

A.P.N. 126-25-201-002, -003, -009; -301-001; -401-007, -009,
-010, -019; -499-002,
126-36-101-001, -003, -004, -007, -008, -009; -201-001

Reference: Record of Survey in File 160, Page 62 (2006)

Vesting: ANX-10156

Section: W 1/2, SEC 25, AND N 1/2, SEC 36, T19S, R59E, MDM

Street/Subdivision: EAST OF PULI ROAD, WEST OF I-215, SOUTH OF
CENTENNIAL PARKWAY, NORTH OF WASHBURN ROAD

W.A. No. P21400

Cogo:- TM: anx-10156.pro

Requested	eb	Written	byu	Checked	nw	Proofread	nw/byu
			10-23-06		10-30-06		10-31-06

Those portions of the West Half (W 1/2) of Section 25, and the North Half (N 1/2) of Section 36, Township 19 South, Range 59 East, M.D.M., in County of Clark, State of Nevada, as shown on "RECORD OF SURVEY - ANNEXATION PLAT" recorded October 9, 2006 in Survey File 160, Page 62 of Clark County, Nevada Records, described as follows:

BEGINNING at the quarter corner common to Section 35 and Section 36, Township 19 South, Range 59 East, M.D.M.; thence along the west line of the Northwest Quarter (NW 1/4) of said Section 36, North 00°11'22" West 1333.44 feet to the north sixteenth section corner, common to said Section 35 and Section 36; thence departing said west line, North 89°25'29" East 336.75 feet; thence North 00°10'04" West 667.00 feet; thence South 89°22'37" West 337.01 feet returning to said West line; thence along said west line, North 00°11'22" West 666.72 feet to the section corner common to said Section 35 and 36, and to Section 25 and 26; thence along the west line of the Southwest Quarter (SW 1/4) of said Section 25, North 00°25'02" West 665.57 feet; thence departing the west line of said Southwest Quarter (SW 1/4), North 89°16'43" East 337.20 feet; thence South 00°25'23" East 665.87 feet to the south line of the Southwest Quarter (SW 1/4) of said Section 25; thence departing said south line, South 00°10'04" East 667.00 feet; thence North 89°22'37" East

337.01 feet; thence North 00°08'45" West 667.28 feet returning to the south line of the Southwest Quarter (SW 1/4) of said Section 25; thence departing said south line,

No. 06-10-10

Page 2

North 00°25'44" West 1332.33 feet; thence South 89°13'42" West 674.27 feet to the South sixteenth corner common to Section 25 and Section 26; thence along the west line of said Southwest Quarter (SW 1/4), North 00°25'02" West 665.57 feet; thence departing said west line North 89°09'23" East 674.17 feet; thence North 00°25'33" West 666.42 feet to the north line of the Southwest Quarter (SW 1/4) of said Section 25; thence departing said north line, North 00°34'06" West 1335.26 feet; thence North 00°34'04" West 667.27 feet; thence North 89°00'42" East 676.07 feet; thence North 00°30'37" West 667.32 feet to the west sixteenth section corner common to Section 24 and Section 25, Township 19 South, Range 59 East, M.D.M., on the centerline of CENTENNIAL PARKWAY; thence along said centerline and the north line of the Northwest Quarter (NW 1/4) of said Section 25, North 89°00'28" East 317.75 feet to the intersection with the westerly line of the I-215 LAS VEGAS BELTWAY, being the beginning of a non-tangent curve, concave southeasterly, having a radius of 3175 feet, the radial line through said beginning bears North 66°00'47" West; thence southwesterly departing said north line and along the westerly line of said I-215 through a central angle of 24°25'21" and an arc length of 1353.36 feet; thence continuing along said westerly line, South 00°26'08" East 2028.11 feet; thence departing said westerly line, South 89°09'34" West 30.14 feet; thence South 89°09'23" West 337.09 feet; thence South 00°25'48" East 666.84 feet; thence North 89°13'42" East 337.13 feet to the southwest sixteenth section corner of said Section 25; thence North 89°13'00" East 30.15 feet returning to said westerly line of said I-215; thence along said westerly line, South 00°26'08" East 198.29 feet to the beginning of a curve, concave northeasterly, having a radius of 3175.00 feet; thence southeasterly along said westerly line through a central angle of 54°09'51" and an arc length of 3001.46 feet; thence South 54°35'59" East 844.74 feet to the beginning of a curve, concave southwesterly, having a radius of 2825.00 feet; thence southeasterly along said westerly line through a central angle of 20°45'15" and an arc length of 1023.30 feet to the south line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 36; thence along said south line, South 89°29'03" West 57.14 feet to the east sixteenth center section corner of said Section 36; thence along the south line

of the Southwest Quarter (SW 1/4) of the Northeast Quarter
(NE 1/4) of said Section 36, South 89°29'40" West 1348.00 feet to
the center quarter corner of said Section 36; thence along the
south line of the Southeast Quarter (SE 1/4) of the Northwest
Quarter (NW 1/4) of said Section 36, South 89°29'12" West 1345.71

No. 06-10-10

Page 3

feet to the west sixteenth center section corner of said Section
36; thence along the south line of the Southwest Quarter
(SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 36,
South 89°31'18" West 1344.90 feet to the POINT OF BEGINNING.

The above-described parcel of land contains an area of 10,712,700
square feet or 245.930 acres, more or less.

BASIS OF BEARINGS: South 89°00'28" West being the north line of
the Northwest Quarter (NW 1/4) of Section 25, Township 19 South,
Range 59 East, M.D.M., as shown on Record of Survey in File 124,
Page 94 of Clark County, Nevada Records.

Prepared by:
Brian Yu PLS,
731 S. Fourth Street,
Public Works, City of Las Vegas,
Las Vegas, NV 89101
byu@lasvegasnevada.gov

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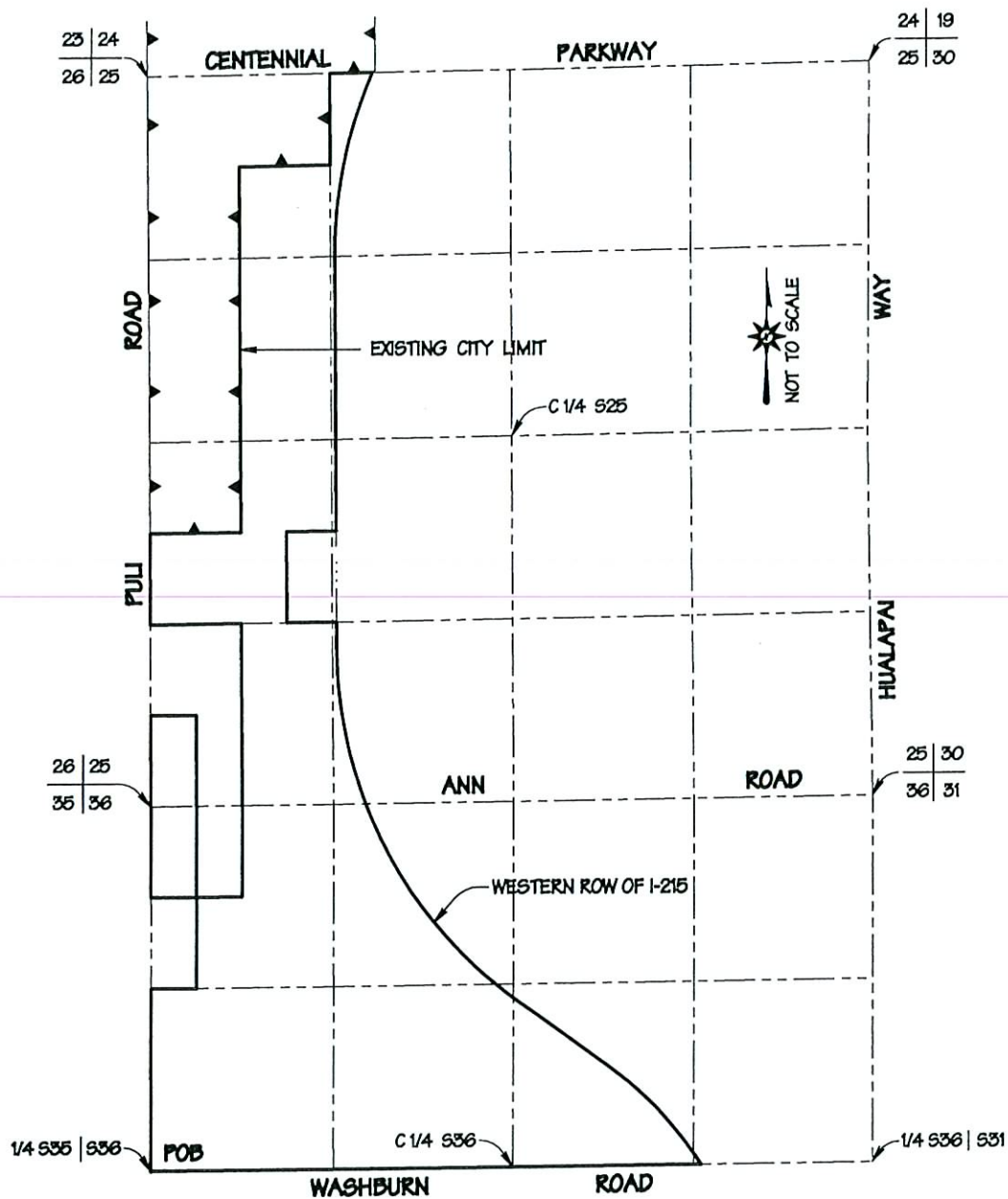
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-010, -019; -499-002,
126-36-101-001, -003, -004, -007, -008, -009; -201-001
ANX-10156

SEC 25, AND N 1/2, SEC 36, T19S, R59E, M.D.M.,



ANX-10156

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. _____

THE MAP EXHIBIT WAS PREPARED PER NRS 268.600 FROM THE DATA ON THE SURVEY MAP IN FILE 160, PAGE 62 OF CLARK COUNTY, NEVADA RECORDS; SAID EXHIBIT IS NOT A RECORD OF SURVEY AS DEFINED BY NRS 625.340 TO 625.380.

ATIONS OF SECTION 25 AND SECTION 36, TOWNSHIP 19 SOUTH,
RANGE 20 EAST, NEUL. QUARTER (COUNTY), NEBRASKA.

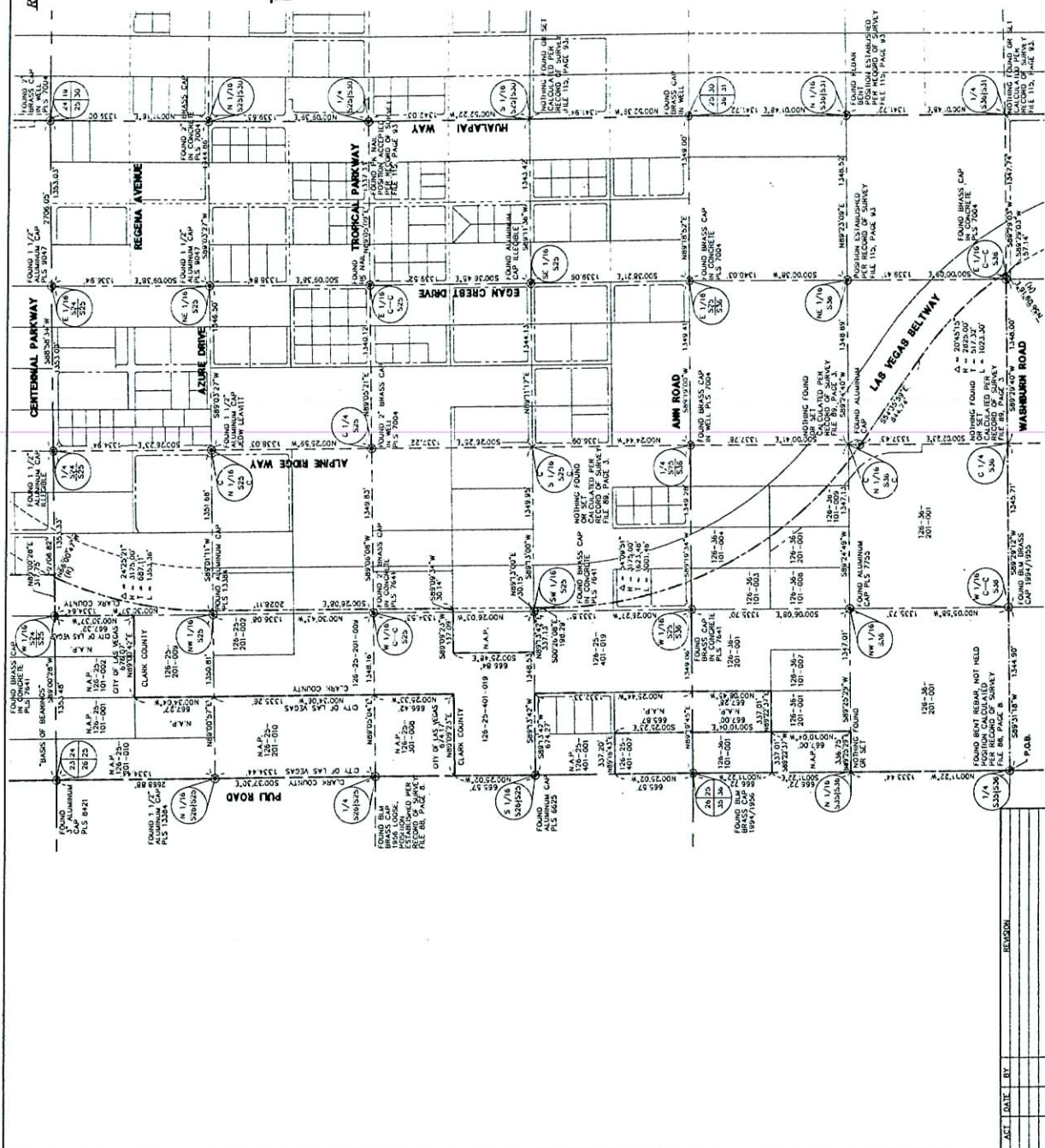


GRAPHIC SCALE

(see above)
1 week - 400 N

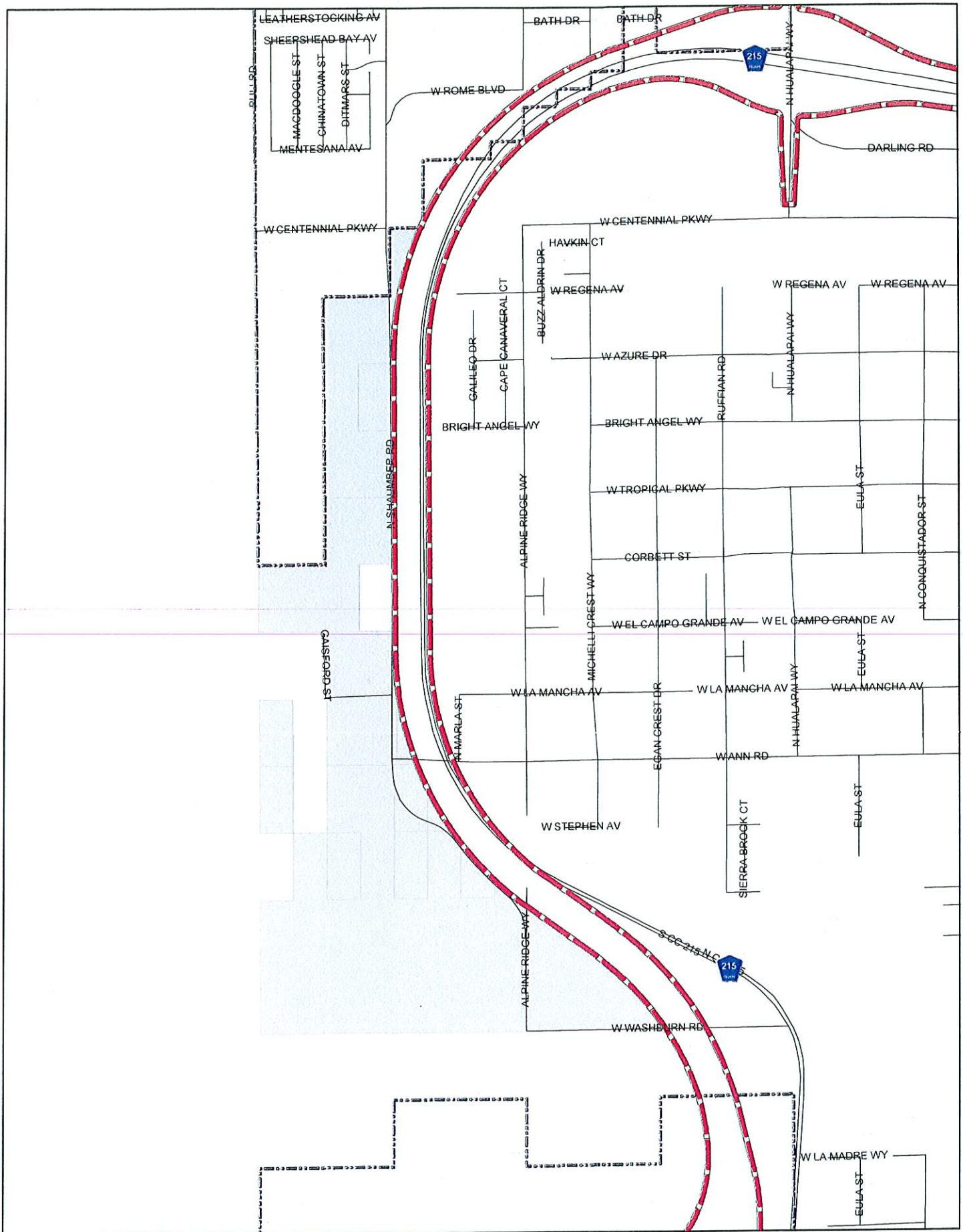
LEGEND:

PROPERTY LINE
EASTING RIGHT-OF-WAY
SECTION LINE
QUARTER SECTION LINE
SATELLITE SECTION LINE
ANALOGATION BOUNDARY
EASTING CORPORATE BOUNDARY
CITY OF LAS VEGAS
MONUMENT FOUND AS INDICATED
SET MONUMENTS AS INDICATED
NOT A PART
N.A.P.



W.O. 6756
SHEET 2 OF 2

File/P62



City of Las Vegas

 Future Beltway Alignment

 Annexation Case # 10156 - Conceptual Rights-of-way

Printed: 11/1/2006





















GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.
Geographic Information System
Planning & Development Dept
702-229-8501

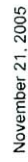


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Sanitary Sewers

-  Dia. Not Defined
 10 INCH
 12 INCH
 15 INCH
 18 INCH
 21 INCH
 24 INCH
 27 INCH
 30 INCH
 33 INCH
 36 INCH
 39 INCH
 42 INCH
 45 INCH
 > 45 INCH
 Railway
 Proposed Inter
 Proposed I-21



ANNEXATION REPORT AREA
SEWER FACILITIES

3203

CENTENNIAL PARKWAY
(PROPOSED) 12" S

(PROPOSED) 8" S

12" S

8" S

3090

SHAUMBER ROAD

8" S

TROPICAL PARKWAY

(PROPOSED) 12" S

2973

ANN ROAD

(PROPOSED) 12" S

PULI ROAD

NORTH

NOTE:
THIS MAP IS FOR PLANNING PURPOSES ONLY.
NO REPRESENTATION IS MADE CONCERNING THE
ACCURACY OF THE DATA DELINEATED HERIN.

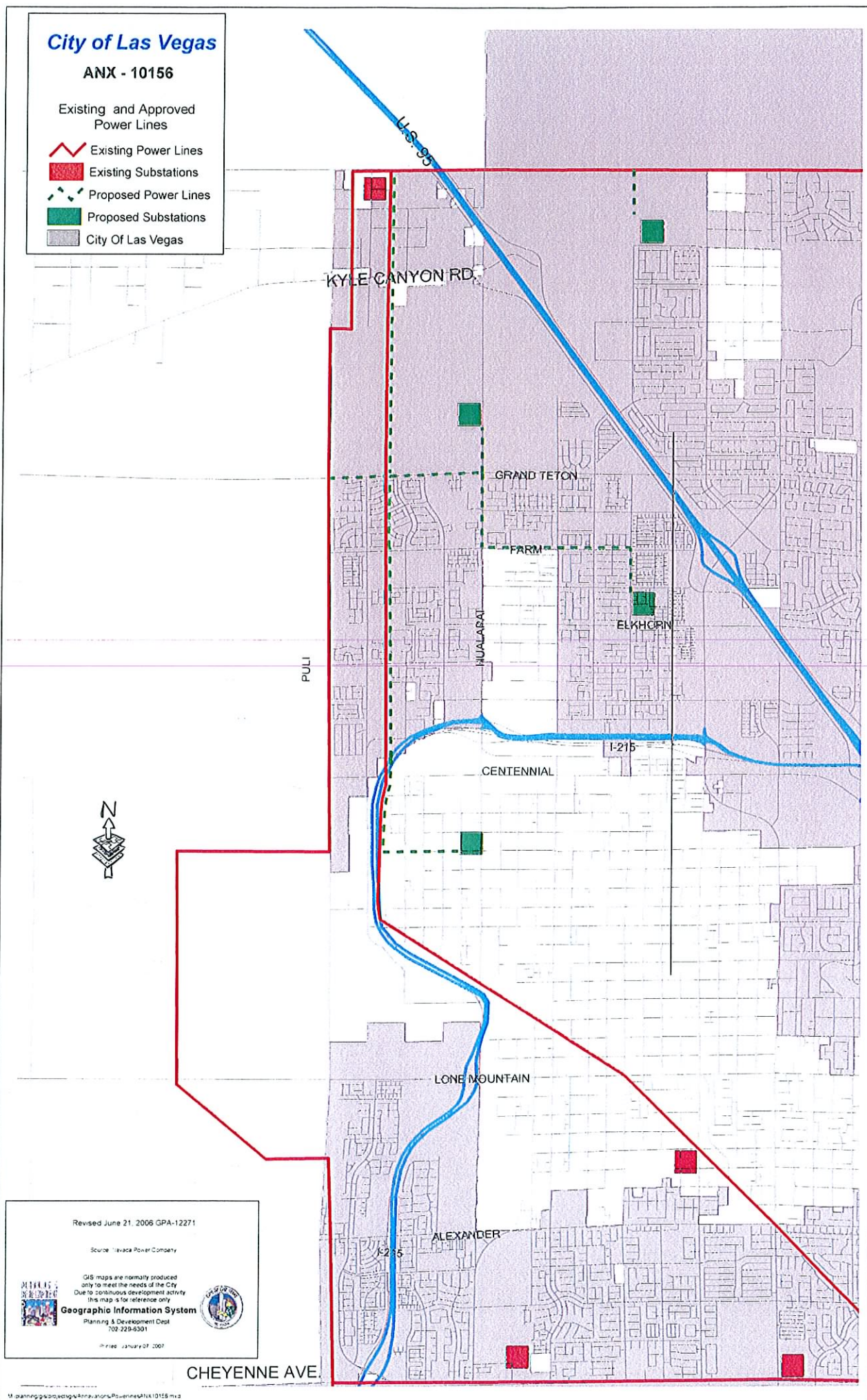
WASHBURN ROAD

City of Las Vegas

ANX - 10156

Existing and Approved
Power Lines

-  Existing Power Lines
-  Existing Substations
-  Proposed Power Lines
-  Proposed Substations
-  City Of Las Vegas



Revised June 21, 2006 GPA-12271

Source: Nevada Power Company



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Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: January 07, 2007



CHEYENNE AVE.





2002
LAS VEGAS VALLEY
FLOOD CONTROL
MASTER PLAN UPDATE

LEGEND

- Ultimate Development Boundary
- Existing Facilities
- Category A Proposed Facilities
- Category B Proposed Facilities
- Local Existing Facilities
- Local Proposed Facilities
- Detention Basin

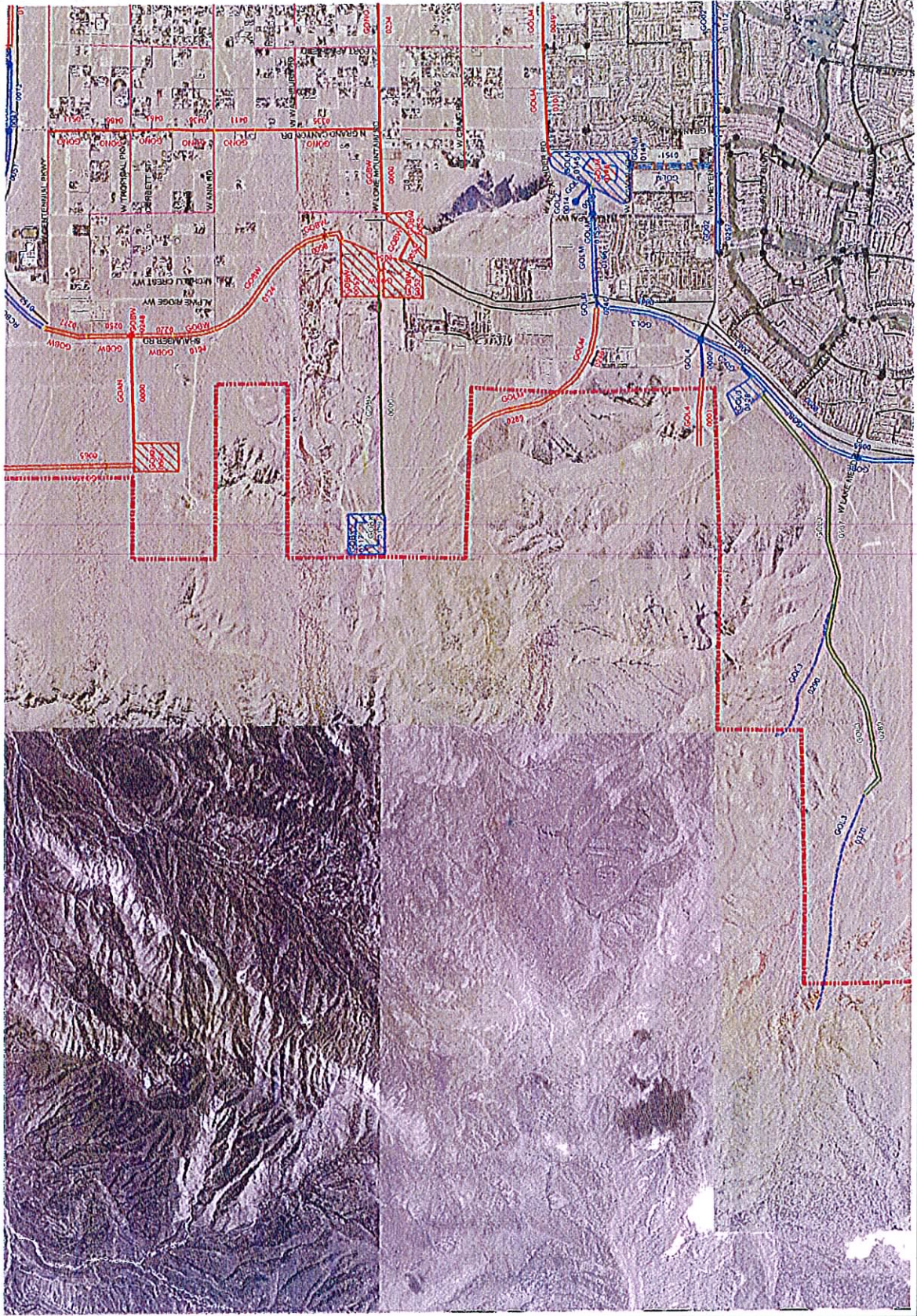
- Culvert
- Bridge
- Pipeline
- Lined Channel
- Unlined Channel
- XXXX Dike
- Natural Wash
- 10-Mile Separator



SCALE 1 inch = 3000 feet

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

FLOOD CONTROL FACILITIES
FIGURE F-7



City of Las Vegas

ANX - 10156

GAS LINES

Proposed Gas Lines

Existing Gas Lines

4" Existing Gas Line

2" Existing Gas Line

Proposed Gas Line



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept
702-229-6301

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ANNEXATION REPORT AREA
WATER FACILITIES

3203

(PROPOSED) 24" W

(PROPOSED) 30" W

CENTENNIAL PARKWAY

12" S

(PROPOSED) 12" W

3090

TROPICAL PARKWAY

SHAUMBER ROAD

8" S

2973

48" W

8" W

48" W



NOTE:
THIS MAP IS FOR PLANNING PURPOSES ONLY.
NO REPRESENTATION IS MADE CONCERNING THE
ACCURACY OF THE DATA DELINEATED HEREIN.

PULI ROAD

48" W

WASHBURN ROAD